

HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Housing Conditions					
H-1	Continue to provide rehabilitation assistance to single family residential and mobile home owners through the Housing Rehabilitation Programs which help extremely low- to moderate-income households rehabilitate their homes. Low interest loans and a number of grants are available to finance housing repairs for income eligible homeowners. Programs include:	Housing & Neighborhoods Development	On-going	H-1 H-1.1	Loans/Grants Annual Allocation: <ul style="list-style-type: none"> - Redevelopment Housing Funds: \$600,000 - HOME Investment Partnerships Program: \$500,000 <p>From 2006 to 2011, the City of Riverside has provided 457 homeowners with loans and/or grants that total \$4,579,297 to single family residential and mobile home owners to eliminate health and safety matters and to address code violations.</p> <p>With the elimination of Redevelopment and the decrease in the City's HOME allocation, the City will no longer be able to fund a large number of loans and grants each program year.</p>
	Rehabilitation Loans – These loans provide up to \$40,000 for rehabilitation. They are available at 3% simple interest and are repayable over 20 years. A Deed of Trust is used to secure the loan (as a lien on the property).	Housing & Neighborhoods Development	On-going	H-1 H-1.1	From 2006 to 2011, the City has provided 62 housing rehabilitation loans totaling \$1,924,723 to eliminate health and safety issues and address code violations.
	Senior and Disability Grants: – Grants up to \$5,000 are available to seniors and persons with disabilities to make necessary housing repairs or modifications that allow disabled access.	Housing & Neighborhoods Development	On-going	H-1 H-1.1 H-4	From 2006 to 2011, the City has provided 499 senior and disability grants totaling \$2,472,299 to eliminate health and safety issues and address code violations.
	Emergency Grant – Grants of up to \$5,000 are available to correct emergency problems. An emergency problem is considered to be a situation which threatens the health and safety of the household residents.	Housing & Neighborhoods Development	On-going	H-1 H-1.1	From 2006 to 2011, the City has provided 18 emergency grants totaling \$72,580 to address repairs which can threaten the health and safety of a household.

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	Rebuilding Together Riverside (RTR) – Rebuilding Together Riverside (RTR), a non-profit organization is dedicated to promoting affordable housing in Riverside and the surrounding communities. RTR holds an annual Rebuilding Day event in April to perform minor rehabilitation on owner-occupied residential properties. To be eligible, household's income cannot exceed 80% of Area Median Income.	Housing & Neighborhoods Development	On-going	H-1 H-1.1	From 2006 to 2009, RTR received \$40,000 of Community Development Block Grant funds to rehabilitate 15 houses.
H-2	Provide rehabilitation assistance to 210 very low, 286 low and 124 moderate-income multi-family residential home owners. The City will perform an analysis on at-risk housing units that are need of rehabilitation as well as substandard multi-family housing units.	Housing & Neighborhoods Development	Winter Quarter 2014	H-1 H-1.1	<p>In 2008, the Redevelopment Agency and the City of Riverside allocated \$1,469,910 of HOME Investment Partnerships Program funds, \$710,176 in Redevelopment Housing funds and \$225,000 in Supportive Housing Program funds to substantially rehabilitate 32 apartment units. The project was completed on January 28, 2010.</p> <ul style="list-style-type: none"> - 8 extremely low income units, restricted for 20 years and then restricted to very low income for the next 35 years - 9 low income units, restricted for 55 years. - 15 moderate income units, restricted for 55 years <p>The City will continue to perform analysis on at-risk housing units and substandard multi-family housing units; however, with the elimination of Redevelopment, the City will have difficulty funding the acquisition and/or rehabilitation of at-risk housing project since funding at the State and Federal level have decreased for affordable housing activities.</p>

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H-3	Continue implementing the Multi-family Development Program for new construction as funding is available.	Housing & Neighborhoods Development	On-going	H-1 H-1.1	<p>In 2009, the City received a proposal from Palm Desert Development Corporation for the development of a 78 unit affordable housing apartment community for families (Cedar Glen Project). Fifteen of the units will be reserved for individuals who have disabling mental illness and are homeless or at risk of homelessness.</p> <p>In September 2010, the City received an updated proposal for Cedar Glen, which includes decreasing the number of units to 60. As of February 2012, Palm Communities is moving forward with entitling the property.</p> <p>The City continues to accept applications from affordable housing developers for funding under the Multi-family Development Program as long as program funding is available. The Multi-family Development Program is an over the counter application process for affordable multi-family housing projects in areas in need of revitalization. Since Redevelopment has been eliminated, the Program will only be funded with the City's HOME Investment Partnerships grant.</p>
H-4	Continue to perform lead & mold abatement on homes. Through a grant provided by the U.S. Department of Housing and Urban Development (HUD), the County of Riverside, Department of Public Health has developed a program to help fight lead paint poisoning in the County. This program offers free, or low cost, lead-based paint service to qualified families.	RHDC Riverside County Department of Public Health	On-going	H-1 H-1.1	Between 2005 and 2011 149 housing units were abated.

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H-5	Work in the Northside Neighborhood and the Brockton area of the Downtown Neighborhood with the single-family rehabilitation and foreclosure programs to make a significant difference in these neighborhood areas that have been hard hit by this economic down turn.	Housing & Neighborhoods Development RHDC	On-going	H-1 H-1.1	<p>The City has adopted a Casa Blanca Neighborhood Action Plan to utilize public/private resources in a collaborative effort to provide the community with tools to enhance their neighborhood block by block (commercial buildings, houses, etc.) while the City focuses on public improvements (streets, parks, etc.). The Redevelopment Agency has allocated \$745,000 to fund exterior improvement grants (up to \$5,000) and rehabilitation loans (up to \$50,000). The City marketed Redevelopment's Commercial Improvement Program, the Down Payment Assistance Program, the Neighborhood Stabilization Program, and Riverside Public Utilities Energy-Efficiency Rebates. The City also hosted a Neighborhood BBQ on February 11, 2011 to inform residences and business owners of the aforementioned programs. Shortly thereafter, the City held a trash-bash event where Public Works' crews assisted property owners with removing inoperable vehicles and debris from their property.</p> <p>By May 2011, 4 houses located in the Casa Blanca neighborhood received assistance that totaled \$189,000 through the Casa Blanca Neighborhood Housing Rehabilitation Program to eliminate health and safety issues.</p> <p>The Casa Blanca Neighborhood Housing Rehabilitation Program was cancelled due to the elimination of Redevelopment.</p>
H-6	<p>Continue to implement affordable housing projects and programs funded with the Redevelopment 20% set-aside and Neighborhood Stabilization Program.</p> <p>Redevelopment 20% set-aside funds will continue to be used to fund the Citywide Housing Rehabilitation Program, the Citywide Down Payment Assistance Program, Foreclosure Prevention Counseling, the construction of affordable housing projects, and the substantial rehabilitation of multifamily housing units.</p> <p>Redevelopment 20% set-aside housing fund</p>	Housing & Neighborhoods Development	On-going	H-1 H-1.1	<p>From 2009 to 2011, the Redevelopment Agency funded six down payment assistance loans in the amount \$185,500. Since Redevelopment has been eliminated, the City's Down Payment Assistance Program is no longer funded with Redevelopment funds. However, the City is still able to fund Down Payment Assistance loans through a State 2010 CalHome grant.</p> <p>Starting in 2007, the Housing Rehabilitation Program was funded with 20% set-aside housing funds. From 2007 to 2011, the Agency has funded 215 loans/grants totaling \$1,211,819.50.</p> <p>From 2008 to 2011, the City committed approximately \$14.7 million from the following sources to address the foreclosure crisis in Riverside:</p>

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	and Neighborhood Stabilization Program (HUD funded program) funds will be used to address the foreclosure crisis by acquiring foreclosed properties; rehabilitating the acquired units; and selling them to first time homebuyers.				<ul style="list-style-type: none"> - Federal NSP1 grant - \$6.5 million - Federal NSP3 grant - \$3,202,152 - Targets of Opportunity (TOO) Program (Redevelopment Housing funds) - \$5 million - Line of Credit (LOC - Backed by Redevelopment) - \$20 million <p>From 2008 to 2011, the Housing Authority completed the following activities under the NSP and TOO Programs:</p> <ul style="list-style-type: none"> - NSP1: 1) acquired, rehabilitated and sold 31 single-family houses to moderate income first-time homebuyers, 2) acquired, rehabilitated and rented 17 apartment units to very low income households. - NSP3: 1) acquired, rehabilitated and sold one single-family houses to a moderate income first-time homebuyer, and 2) acquired a 28-unit apartment complex to rent to very low-income households. - TOO Program: 1) acquired, rehabilitated and sold three single-family houses to moderate income first-time homebuyers, and 2) acquired and rehabilitated a single-family house that is being rented to a very low income household. - LOC: 1) acquired, rehabilitated and sold eight single-family houses to moderate income first-time homebuyers. <p>In 2011, the TOO Program and LOC was cancelled as a result of Redevelopment being eliminated.</p>
Code Enforcement					
H-7	Continue implementation of Code Enforcement services including the following programs:	Code Enforcement	On-going	H-1 H-1.2	Code Enforcement is a top priority of City Council and continues to be aggressive.

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	<p>Neighborhood Livability Program (NLP) – In conjunction with other City departments, Code Enforcement coordinates and investigates neighborhood livability concerns related to illegal group homes, parolee boarding houses, unlicensed massage parlors, non-permitted homeless encampments and other severe public nuisance violations in the community.</p> <p>Foreclosed or Vacant Properties Program – Code Enforcement addresses all complaints of vacant and foreclosed homes where the property is not being maintained to the neighborhood standards.</p> <p>Neglected Property Team – Code Enforcement actively addresses vacant, neglected and foreclosed homes through a comprehensive enforcement program aimed at eliminating the blight associated with these properties and working with property owners to have properties rehabilitated and re-occupied.</p> <p>Warrants, Abatements, Receiverships, and Demolitions (WARD) Team – Code Enforcement Officers on the WARD Team specialize in obtaining warrants, conducting abatements, coordinating receivership actions, and demolishing hazardous structures.</p>	<p>Code Enforcement City Attorney Office Police Planning Division</p> <p>Code Enforcement City Attorney Office</p> <p>Code Enforcement City Attorney Office</p> <p>Code Enforcement</p>	<p>On-going</p> <p>On-going</p> <p>On-going</p> <p>On-going</p>	<p>H-1 H-1.2</p> <p>H-1 H-1.2</p> <p>H-1 H-1.2</p> <p>H-1 H-1.2</p>	<p>Since September of 2003, the NLP has resolved over 100 transitional housing/group home complaints by successfully enforcing the City's ordinances regulating boarding houses, parolee homes and sober living homes. The NLP has also obtained over 48 voluntary property rehabilitations. Approximately 63 problem board-up residences have been demolished and the City has initiated 13 judicial foreclosures/receiverships. Overall, the NLP has been an unqualified success and is considered a model for cities throughout the state.</p> <p>See the response under the Neglected Property Abatement Team.</p> <p>Resources have been dedicated to addressing vacant/foreclosed properties with the passing of Riverside Municipal Code 6.11 – Maintenance of Vacant and Neglected Properties in January 2008. This Neglected Property Abatement (NPA) Team has inspected approximately 3,000 properties and obtained voluntary compliance of approximately 2,200 of these properties</p> <p>Code Enforcement Officers continue to pursue this Program as appropriate.</p>

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Historic Preservation					
H-8	Continue to implement the Historic Preservation Program and future amendments to Title 20.	Planning Division	On-going	H-1 H-1.3 Historic Preservation Element	<p>The momentum has continued with the City receiving two State grants to conduct surveys for the Camp Anza area and to provide a Modernism Context Statement. The City also received grants to do the Japanese American Context in Riverside and is moving forward with designation of the Brocton Avenue Arcade area as identified in the Magnolia avenue Specific Plan. As well, one in-house survey of the Five Points area has also been conducted. The Palm Heights and North Hill areas were designated as Historic Districts during this time period. More recently a comprehensive update to the Cultural Resource Ordinance, Title 20, is complete and will include an update to the Historic Preservation Element of the General Plan 2025.</p> <p>The City continues to designate buildings individually and to be part of the Certified Local Government (CLG) program. The City continues to maintain the Historic Resources Database. The City amended Title 19 (Zoning Code) and Title 20 (Cultural Resources Code) to create the Cultural Resources Overlay Zone. This Overlay Zone will be used as a way to notify property owners of their property's historic significance and obligations.</p> <p>The City created a public outreach program through the local Cable Channel and created a public outreach newsletter mailed to all designated historic properties Citywide.</p>
Park and Recreation					
H-9	See Tools OS-1, OS-4, OS-5, OS-6, OS-9, OS-10, OS-11, OS-13, OS-14, OS-15 and OS-19 of the Open Space and Conservation Element portion of the General Plan 2025 Implementation Plan for tools implementing Policy H-1.4.	City Manager Parks, Recreation and Community Services Planning Division Public Works Public Utilities	On-going	H-1 H-1.4 OS-1 OS-3 OS-5 OS-6 LU-5 LU-6 AQ-1.9	See related Tools.

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Public Facilities and Infrastructure					
H-10	Continue to implement the Crime Free Multi-Housing Program. This program is designed to reduce crime, drugs and gangs on apartment properties.	Police Planning Division	On-going	H-1 H-1.5	Since 2005, the CFMH program has expanded to include 250 multi-housing sites, more than doubling its participation since its inception.
H-11	Continue to implement the Neighborhood Watch Program and Academy. Neighborhood Watch is the added eyes, ears and awareness on the city streets. It is critically important to reducing crime and improving the quality of life in each of the neighborhoods.	Police	On-going	H-1 H-1.5	The Neighborhood Watch Program has a proven success at reducing crime and increasing the comfort and safety of a neighborhood and these programs enjoy genuine community support and tangible action.
H-12	Require all new projects with a Home Owner's Association (HOA) to participate in the Crime Free Multi-Housing Program.	Police Planning Division	On-going	H-1 H-1.5	The Planning Division will work with the Police Department to add HOA's to the Crime Free Multi-Housing Program as a condition of approval of the appropriate planning process.
Neighborhood Identity					
H-13	Riverside's neighborhoods are the fundamental building blocks of the overall community. Updating the neighborhood plans with the involvement of the community will ensure that a more detailed design and policy direction is available for each neighborhood for which new development projects can be measured. (See Overarching Tool 17)	Planning Division Housing & Neighborhoods Development	TBD	H-1 H-1.6 LU-30.1 LU-30.7	The University Neighborhood Plan was adopted on June 17, 2008 and the Eastside Neighborhood Plan was adopted on June 16, 2009. In addition, on October 6, 2008 the Riverside Neighborhood Partnership established the following recommendation for upcoming neighborhood plans in the following order, La Sierra Hills/La Sierra Acres, Arlanza, Northside and Magnolia Center. Due to budget consideration and staff reductions no time table has been established for the preparation of neighborhood plans.

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Neighborhood Involvement					
H-14	Consider reopening the Neighborhood Improvement Program in the Chicago/Linden Neighborhood and if successful rolling the program out to other neighborhoods.	Housing & Neighborhoods Development Police Planning Division	TBD	H-1 H-1.7	<ul style="list-style-type: none"> Project: Revitalization of the Chicago-Linden Project Area Project Site: Approximately 44 gross acres and includes 80 residential properties. The units are in varying conditions, but the concentration of units, combined with the lack of participation in the City's Crime Free Multi-Housing program and the lack of covenant properties has created a focused area of high crime and a high level of police calls, deferred maintenance of the units and overall blight. A majority of the apartment units consist of one to two bedroom apartment units so there is an existing problem with overcrowding, which decreases the life of the buildings at a faster rate. March 2012: Received proposals from consultants to prepare a revitalization plan for the Chicago-Linden Project Area.
H-15	Continue the City's efforts with neighborhood organizing, including such programs as: Riverside Neighborhood Partnership – The Riverside Neighborhood Partnership (RNP) is a community group whose mission is to encourage and facilitate the formation of neighborhood associations city-wide and to act as a clearinghouse for neighborhood concerns. It is the Partnership's belief that by being organized, neighborhoods are better equipped to tackle problems that periodically arise.	Housing & Neighborhoods Development Housing & Neighborhoods Development	On-going On-going	H-1 H-1.7 H-1 H-1.7	<p>All neighborhoods programs continue to grow in participation by residents. A goal of a ten percent increase each year in the Leadership Academy, Neighborhood Conference, and attendance at the Riverside Neighborhood Partnership monthly forum have been met or exceeded. Awards programs have full participation by all council members in nominating avardees for the Neighborhood Spirit Awards, and application numbers for the Jack B. Clarke Award continue to be consistently high. The Healthy Neighborhoods Assessment is still in progress and being produced in partnership with the Presley Center for Youth Violence Prevention at the University of California, Riverside.</p> <p>The RNP meets monthly at City Hall and has consistently met the first Monday of each month, 6:30 pm, in the Mayor's Ceremonial Room, since 1994. This meeting provides a monthly forum for neighborhoods to present concerns and seek problem-solving assistance along with neighborhood organizing support. Neighborhood organizing efforts focus on neighborhood self-help and building social capital rather than political activism. It is a partnership with the City and other agencies and entities within the City. Board membership has become increasingly competitive with numerous individuals representing their neighborhoods running for election.</p>

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	<p>Neighborhood Leadership Academy – Critical to the success of any neighborhood improvement effort is the effective leadership of key residents who can guide their neighbors in community-wide decision-making. Selected applicants develop the skills and networks essential to neighborhood improvement at this free academy.</p>	Housing & Neighborhoods Development	On-going	H-1 H-1.7	The Neighborhood Leadership Academy continues to be one of the City's most successful programs, resulting in numerous graduates moving on to board and commission membership or city council races in addition to greater leadership within their own neighborhoods. Despite budget constraints, this approximately \$10,000 program continued this past year (2009) on a budget of about \$2500.00 which covered mailing, awards, and meager refreshments. It also relied upon volunteer trainers where in the past a consultant has been hired to provide the training. The 2009 class was the largest class to graduate with 36 participants. The goal for this program is 24 graduates. This goal has been met since inception in 2001.
	<p>Annual Neighborhood Conference – This annual conference is all about Riverside's greatest resource its people. It is an opportunity for the city to celebrate neighborhood leaders and to let them share their success stories.</p>	Housing & Neighborhoods Development	On-going	H-1 H-1.7	Since its inception in 2001, participation in this one-day neighborhood leadership capacity building event has grown from under 200 to well over 400 participants. Like the leadership academy, its impact can be seen in the increase in leadership capacity and engagement of neighborhood groups in City Hall activities and neighborhood self-help.
	<p>Neighborhood Spirit Awards – Seven neighborhood groups, one for each ward in the city, are recognized for their extraordinary commitment, accomplishments, creativity and resourcefulness as organized neighborhood groups.</p>	Housing & Neighborhoods Development	On-going	H-1 H-1.7	The Neighborhood Spirit Award was instituted in 2007, replacing the former "Neighborhoods That Work Award," which was similar. Each year, city council members suggest recipients and together with staff a group is selected. They are recognized at the Neighborhood Conference and presented with an easy-up canopy for use by the neighborhood and with the inscription "Neighborhood Spirit Award (Year)" across the top. Recipients always are in attendance for the recognition.
	<p>Jack B. Clarke Award – This award was established in 1996 to commemorate the late Councilman Jack B. Clarke, Sr.'s vision of building neighborhood relationships and bringing neighborhoods together for the betterment of the City of Riverside.</p>	Housing & Neighborhoods Development	On-going	H-1 H-1.7	Applications are taken city-wide, and a subcommittee of the Riverside Neighborhood Partnership selects the recipient. The recipient is recognized at the Neighborhood Conference and presentation of the award is made by the Mayor and Jack B. Clarke, Jr., and Jack B. Clarke III.

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	Healthy Neighborhood Assessment – On April 17, 2007 the City Council approved the Healthy Neighborhood Assessment report which provides a framework for developing a diagnostic model to assess the effective quality life in each neighborhood. The Council has requested that the Development Department evaluate the Healthy Neighborhood Assessment report and report to the Community Services and Youth Committee with a plan to proceed with drafting a a neighborhood diagnostic analysis.	Housing & Neighborhoods Development	On-going	H-1 H-1.7	City Departments have provided data to the Presley Center for Youth Violence Prevention at University of California, Riverside for analysis and reporting back to the City. This first analysis will provide a baseline which will assist the City in more strategically directing resources to improve the relative “health” of the neighborhoods. Other initiatives relative to Healthy Communities are also interested in the outcome of the initial study as well as to partner with non-profits for the same reasons cited above.
H-16	Continue to support Keep Riverside Clean and Beautiful (KRCB). This organization strives to instill a sense of community pride and leadership within Riverside by creating partnerships that work toward the beautification of the city.	KRCB	On-going	H-1 H-1.7	While in partnership with local government and private business, KRCB has remained strong year round, building a sense of community pride with 24,000 volunteer hours organizing community beautification projects within the City of Riverside.
Corridor Development					
H-17	Revise the Market Place Specific Plan to include greater opportunities for mixed use and transit oriented development tied into the existing Metrolink Station and the proposed Bus Rapid Transit line along University Avenue. This amendment will not only promote greater housing opportunities but also reduce vehicle miles traveled and greenhouse gas emissions.	Planning Division	Last Quarter 2012	H-2 H-2.1 CCM-16 CCM-17	This case has been assigned and has received grant money under the American Recovery and Reinvestment Act.
H-18	Revise the University Avenue Specific Plan to reflect the new expanded role of this thoroughfare as envisioned in the General Plan 2025 Program. (See Overarching Tool 44)	Planning Division	Last Quarter 2012	H-2 H-2.1 LU-14	This case has been assigned and will be completed after the MarketPlace Specific Plan. It has also received grant money for updating from the American Recovery and Reinvestment Act.

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H-19	Continue to implement the Downtown Specific Plan to reflect the new expanded role of this area as the arts and culture center of the Inland Empire with greater housing density as envisioned in the General Plan 2025 Program.	Planning Division	On-going	H-2 H-2.1	<p>The City continues to implement this Specific Plan as evidenced by such projects as the Fox Theater, M'Sole Live/Work units, and Raincross Promenade units to name a few.</p> <p>The City has begun the process to update the Specific Plan by the end of 2012 to include potential increase in housing units (including affordable units), refining entertainment districts, and restudying parking requirements (to reduce parking requirements).</p>
H-20	Continue to implement the Magnolia Avenue Specific Plan to reflect the new expanded role of this thoroughfare as envisioned in the General Plan 2025 Program.	Planning Division	On-going	H-2 H-2.1	The City continues to implement this Specific Plan as evidenced by such projects as the Villas at Magnolia, Village at Magnolia Square and Madison Villa.

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Smart Growth					
H-21	Rezoning Program To accommodate the housing need for the remaining 2,272 units affordable to lower-income households, the City will rezone land at a density allowing a minimum of 20 units per acre. Further, the program will provide for a minimum of 16 units per site. Rezoned sites include sites identified in Tables H-48 through H-50 of the Technical Report (Appendix A) of the Housing Element and will permit owner-occupied and rental multi-family residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h). In addition, at least 50 percent of the remaining 2,272 units (1,136 units) will be accommodated on sites zoned for exclusively residential uses. The above applies to all sites to be rezoned which are more specifically described in Tools H-21a through H-21d below.	Planning Division	Within 1-year of Certification of the Housing Element	H-2 H-2.2	Rezoning of these properties will be implemented in order to provide sites with zoning that can accommodate units to satisfy the unmet RHNA requirement.

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H-21a	<p>Rezone sites in the following areas (Magnolia Avenue Specific Plan, Hunter Business Park Specific Plan, and various sites not within a specific plan, Tables H-49 & H-50 of the HTR) allowing an average of 25 units per acre or greater. The acreage rezoned will ensure that development capacity is provided for at least 1,136 units (50% residential-only units) to address the remaining lower income RHNA requirement. As an example, the 50 percent residential-only requirement may be achieved by rezoning a minimum of 45.44 acres from sites identified in Tables H-49 and H-50 of the Technical Report to the R-3-1500 Multiple-Family Residential Zone (acreage based on average density of 25 units per acre). Rezoning may be accomplished by rezoning sites selected at the City's discretion from sites identified in the Tables H-49 and H-50 of the Technical Report. As an example:</p> <ul style="list-style-type: none"> • Within the Magnolia Avenue Specific Plan, rezone up to 24.49 acres to the R-3-1500 Multiple-Family Residential Zone allowing an average of 25 units per acre and rezoning up to 0.96 acres to the R-4 Multiple-Family Residential Zone allowing an average of 35 units per acre (sites identified in Table H-49 of the Technical Report). • Within the Hunter Business Park Specific Plan, rezone up to 7.52 acres to the R-3-1500 Multiple-Family Residential Zone allowing an average of 25 units per acre (sites identified in Table H-49 of the Technical Report). 	Planning Division	Within 1-year of Certification of the Housing Element	<p>H-2</p> <p>H-2.1</p> <p>H-2.2</p>	Rezoning of these properties will be implemented in order to provide sites with zoning that can accommodate units to satisfy the unmet RHNA requirement.

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	<ul style="list-style-type: none"> Within areas not within a specific plan, rezone up to 21.71 acres to the R-3-1500 Multiple-Family Residential Zone allowing an average of 25 units per acre (sites identified in Table H-50 of the Technical Report). 				
H-21b	Pursue rezoning of 6.7 acres within areas not within a specific plan (Table H-50 of the HTR) to the Mixed Use Village (MU-V) Zone allowing mixed use by right at 30 units per acre.	Planning Division	Within 1-year of Certification of the Housing Element	H-2 H-2.2	Rezoning of these properties will be implemented in order to provide sites with zoning that can accommodate units to satisfy the unmet RHNA requirement.
H-21c	<p>As part of the update to the Marketplace Specific Plan pursue removal of the existing industrial zoning on 32.7 acres of land (Table H-48 of the HTR) and establish specific plan districts that will allow for mixed-use urban land uses by right as follows:</p> <ul style="list-style-type: none"> Allow a density of 60 units per acre on a minimum of 10.08 acres. Allow a density of 30 units per acre on a minimum of 22.62 acres. 	Planning Division	Last Quarter 2012	H-2 H-2.1 H-2.2	Rezoning of these properties will be implemented in order to provide sites with zoning that can accommodate units to satisfy the unmet RHNA requirement. Rezoning of these properties will be implementation strategies of the Specific Plan amendments (See Tools H-17 and H-18 above).
H-21d	As part of the update to the University Avenue Specific Plan pursue rezoning of at least 3.5 acres in the University Avenue Specific Plan (Table H-49 of the HTR) to mixed-use urban land use allowing an average density of 40 units per acre.	Planning Division	Last Quarter 2012	H-2 H-2.1 H-2.2	Rezoning of these properties will be implemented in order to provide sites with zoning that can accommodate units to satisfy the unmet RHNA requirement. Rezoning of these properties will be implementation strategies of the Specific Plan amendments (See Tools H-17 and H-18 above).
H-21e	Coordinate outreach to the public, development community, and stakeholders regarding land use, design, and development standards	Planning Division	Last Quarter 2012	H-2.3 H-2.4 H-2.5	Ongoing

Completed	On-going	In Progress
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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-22	The City will initiate new partnerships with non-profit developers and continue on with existing partnerships to assist in the development of affordable housing projects for extremely low- to moderate-income households. The City will annually invite non-profit developers to discuss the City's plans, resources, and development opportunities. Based on funding resources, the City will select a non-profit developer to pursue developments, including leveraging the local housing trust fund, assisting in the application for State and Federal financial resources, and offering a number of incentives such as fee deferrals, priority processing and relaxed development standards.	Housing & Neighborhoods Development Planning Division	Last Quarter 2014	H-2 H-2.2	<ul style="list-style-type: none"> - The City of Riverside released an RFP in July 2010 for the development of three single-family houses that will be sold to low-income first time homebuyers. Riverside Housing Development Corporation, a nonprofit developer was selected to develop the site. The City has awarded the developer \$270,000 in HOME Community Housing Development Organization funds to develop the houses. - On June 22, 2010, the City and Redevelopment Agency approved the following funding request from USA Properties for the development of 222 affordable senior apartments plus two manager units. <ul style="list-style-type: none"> • HOME funds: \$1,587,905 • Redevelopment Housing funds: \$2,912,095 55-year Affordability Covenants: 64 very low-income units and 15 low-income units The project will be completed in Spring 2012. - The City is working with Riverside Housing Development Corporation to pursue the acquisition and substantial rehabilitation of 7 substandard fourplexes located on Indiana Avenue. - Spring 2011: The City will have released a RFP for the development of four single-family houses that will be sold to low-income first-time homebuyers.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Housing Design					
H-23	Continue to provide the voluntary Riverside Green Builder (RGB) program. This program is primarily for production builders. RGB is based on the California Green Builder Program that is recognized by the California Public Utilities Commission, the California Energy Commission and California League of Cities, and is the largest residential green builder program in California.	Building Division	On going	H-2 H-2.3 OS-8 OS-8.2 OS-8.6	The Building Division advertises this program both at the front counter and on the Division's website.
H-24	Continue to offer "Energy Saving," "Green Power" and "Water" Rebates to residential customers and their contractors (both for rehabilitation and new construction) for energy conservation found at http://www.riversideca.gov/utilities/residents.asp .	Public Utilities	On going	H-2 H-2.3 OS-8 OS-8.8	In addition to providing the highest quality water and electric services, Riverside Public Utilities offers a variety of programs and services that provide valuable rebates and incentives to residential customers who take steps to make their homes more energy and water efficient. These programs not only help to conserve water and energy, they save money. Many programs are funded by the state-mandated Public Benefits Surcharge on the electric bill.
H-25	Continue to offer Energy Efficiency Loans which provide improvement financing for energy efficiency projects.	Public Utilities	On-going	H-2 H-2.3 OS-8 OS-8.8	The City is currently working with Geo Smart which provides home improvement financing that is sponsored by the Electric & Gas Industries Association (EGIA) and Viewtech financial services which offers home energy loans for a variety of energy efficiency projects. Viewtech works with independent consumer benefit organizations (such as the League of California Homeowners), for the benefit and protection of utility customers.
H-26	Continue to offer the Residential Photovoltaic System Rebate Program.	Public Utilities	On-going	H-2 H-2.3 OS-8 OS-8.4 OS-8.8 OS-8.9	The Residential Photovoltaic (PV) System rebate program is open to Riverside Public Utilities' electric customers only, and provides financial incentives to RPU customers who purchase and install solar powered systems on their homes. Effective July 1, 2007, the level of incentive is \$3 per watt, per electric account, per year. Project rebate amounts cannot exceed \$25,000 or 50% of the project costs whichever is less. Riverside Public Utilities will also provide up to \$250 toward City of Riverside Planning and Building and Safety fees per installation.

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HOUSING ELEMENT

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-27	Continue to offer the WE CARE Weatherization Program for low-income, disabled and senior households.	Public Utilities	On-going.	H-2 H-2.3 OS-8 OS-8.8	WE CARE is a public benefit program that assists low-income, disabled and senior households by providing a free in-home weatherization service to help save money on utility bills. WE CARE's free weatherization service may include the provision and installation of the following free conservation measures: <ul style="list-style-type: none"> • Weather stripping around a maximum of two entry doors and four exterior windows • Door sweeps on up to two entry doors • Water-saving showerheads for all existing showers.
H-28	See Tools OS-30, OS-31, OS-35 and OS-38 of the Open Space and Conservation Element portion of the General Plan 2025 Implementation Plan for tools implementing Policy H-2.3.	Public Utilities Public Works Building Division Planning Division	On-going	H-2 H-2.3 OS-8 OS-9 OS-10	See related Tools.
Housing Incentives					
H-29	Continue to provide financial incentives to facilitate the production of a variety of housing types including the following programs:	Planning Division	On-going	H-2 H-2.7	The Planning Division will continue to provide these financial incentive Programs.

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HOUSING ELEMENT

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	<p>Residential Infill Incentive Program – Infill is defined as the development, redevelopment or reuse of less than five vacant or underutilized R-1 or RR zoned parcels of 21,780 square feet or less, surrounded by residential uses (80% of land uses within a half mile radius) where the proposed project is consistent with General Plan designations and applicable Zoning. For such, infill projects fees are adjusted, avoided and/or waived as an incentive. To keep this program current, an update of the lot inventory on the City's website should be completed.</p>	Planning Division	On-going	H-2 H-2.7	<p>Between 2006 and 2011 35 properties had taken advantage of this program.</p> <p>The program remains available to those who would like to take advantage of the incentives.</p>
	<p>Age-Restricted Senior Housing Program – On August 23, 2005, the City Council authorized a 60% reduction in all City Permit, Plan Check, and City Impact Mitigation Fees for age-restricted senior housing projects in order to promote such development.</p>	Planning Division	On-going	H-2 H-2.7 H-4	<p>The Planning Division continues to provide this fee reduction program for senior housing projects.</p>
H-30	<p>Consider the feasibility of the certain Zoning Code incentives that would promote diversity in housing types, sustainability and affordability such as:</p> <p>Universal Design/Visitability – Investigate the feasibility of a universal design/visitability program to expand the range of housing available for the needs of seniors. (See Tool H-47 – Recommendation #10)</p>	<p>Planning Division</p> <p>Planning Division</p>	<p>Last Quarter 2014</p> <p>Last Quarter 2014</p>	<p>H-2 H-2.7</p> <p>H-2 H-2.7 H-4</p>	<p>These programs will be explored as possible amendments to the Zoning Code.</p> <p>These programs will be explored as possible amendments to the Zoning Code.</p>

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	<p>Second Units – Consider an amendment to the Second Unit ordinance that would permit second units for creative projects that take advantage of corner lots, housing above garage units, units on alleyways, or are designed into the project with the unit already considered in terms of parking and open space requirements.</p> <p>Eastside Infill Program – Create an infill program for the many vacant lots in the Eastside neighborhood. The program would include prototype designs for single family houses that fit the unique lot configurations found in the Eastside. This will ensure that the new homes are compatible with the Neighborhood. In addition, the prototype designs will provide incentives for property owners to move forward with home building.</p> <p>Graduated Density Program – An amendment to the Zoning Code creating an Overlay Zone that would permit “graduated density” to provide incentives to property owners to voluntarily pool together their properties for land assembly for the incentive of higher density on larger sites. Graduated density or higher density would be given to those property owners who cooperate in land assembly for development of higher density.</p> <p>Encourage Lot Consolidation – The City will play an active role in facilitating the consolidation of smaller, multiple-family parcels as follows:</p>	<p>Planning Division</p> <p>Planning Division</p> <p>Planning Division</p> <p>Planning Division Housing & Neighborhoods Development</p>	<p>Last Quarter 2014</p> <p>Last Quarter 2014</p> <p>Last Quarter 2014</p> <p>Last Quarter 2014</p>	<p>H-2 H-2.7</p> <p>H-2 H-2.7</p> <p>H-2 H-2.7</p> <p>H-2 H-2.4 H-2.5</p>	<p>These programs will be explored as possible amendments to the Zoning Code.</p> <p>These programs will be explored as possible amendments to the Zoning Code.</p> <p>These programs will be explored as possible amendments to the Zoning Code.</p> <p>The City will annually monitor the effectiveness of these strategies to address the housing needs of lower income households, report progress in the annual General Plan implementation report pursuant to Government Code Section 65400 and adopt alternative strategies if needed to ensure the effectiveness of</p>

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	<ul style="list-style-type: none"> The City will publicize the vacant and underutilized sites land inventory on the City's website. Provide technical assistance to property owners and developers in support of lot consolidation, including assessor parcel data and information on density and design incentives. To encourage development of quality housing at prices lower income households can afford on smaller multiple-family parcels, the City will meet with developers, including non-profit sponsors, to promote strategies and incentives within one year of adoption of the Housing Element. <p>Further, the City will undertake the following strategies to support the use of State and Federal affordable housing funds on consolidated parcels:</p> <ul style="list-style-type: none"> Create an on-line directory of funding sources with links to State and Federal application websites. Assist in providing information to complete funding applications including identifying types of projects that maximize funding points, e.g. projects that support large families and/or special housing needs. As appropriate, provide available local funds as leverage, Consider feasibility of expedited review for lot consolidation requests. Lot consolidation applications are processed 			H-2.6 H-2.7	the program.

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HOUSING ELEMENT

TOOLS FOR IMPLEMENTING THE RIVERSIDE GENERAL PLAN 2025



Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
	administratively.				
Homeownership Assistance					
H-31	Continue to provide down payment assistance to first time home buyers.	Housing & Neighborhoods Development	On-going	H-3 H-3.1 H-4	The City of Riverside and Redevelopment Agency reinstated the Down Payment Assistance Program in October 2008. The City/Agency anticipates assisting 12 households annually with down payment assistance. From 2008 to 2011, the City has funded 24 Down Payment Assistance loans totaling \$1,057,088. The City has six prequalified applicants who are currently looking for a house to purchase. Since Redevelopment was eliminated, the City will fund down payment assistance loans with CalHome grant funds.
H-32	Continue to promote the County of Riverside Economic Development Agency Mortgage Credit Certificate Program on the City's Housing & Neighborhoods Development's webpage. Mortgage Credit Certificate (MCC) – This program entitles qualified homebuyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The Riverside County MCC Program provides for a fifteen percent (15%) rate that can be applied to the interest paid on the mortgage loan.	Housing & Neighborhoods Development County of Riverside Economic Development Agency	On-going	H-3 H-3.1 H-4	The City continues to promote the County's MCC Program. All down payment assistance program participants are required to apply for the MCC Program. In 2009/2010, 14 homebuyers in the City of Riverside utilized the MCC Program. In 2011, the County of Riverside applied for \$13,760,153 in MCC funds through the California Debt Limit Allocation Committee. The County will find out in 2012 whether they received MCC funds.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
Homeownership Preservation					
H-33	Continue to market homebuyer preservation tools, including foreclosure prevention & financial management programs, on the Housing & Neighborhoods Development's website including the following programs:	Housing & Neighborhoods Development	On-going	H-3 H-3.2 H-1 H-4	The City has partnered with Neighborhood Housing Services of the Inland Empire and Fair Housing Council of Riverside County to provide monthly home buyer education workshops.
	Fair Housing Council of Riverside County, Inc. – is a non-profit agency that offers confidential counseling to help those with financial problems. FHCRC will review individuals' financial situation and develop a financial plan to meet their financial needs.	Fair Housing Council of Riverside County, Inc.	On-going	H-3 H-3.2 H-1 H-4	In 2007, the City co-hosted a workshop (in conjunction with HUD Santa Ana Field Office, Fair Housing of Riverside County and City of Corona) to assist in foreclosure prevention. Over 400 people attended the event.
	HOPE NOW – is staffed with HUD-approved credit counselors to assist with foreclosure prevention. Counselors are trained to set up a plan of action designed just for the situation. Counselors provide in-depth debt management, credit counseling, and overall foreclosure counseling.	HOPE NOW	On-going	H-3 H-3.2 H-1 H-4	The Redevelopment Agency has a contract with the Fair Housing Council of Riverside for foreclosure prevention. Fair Housing is the mediator between the lender and the property owner. Since Redevelopment has been eliminated, the City no longer funds Fair Housing's foreclosure counseling; however, Fair Housing has found other funding sources to continue this activity.
H-34	Springboard Nonprofit Consumer Credit Management – is a non-profit community service agency that offers personal financial education and assistance with money, credit and debt management through confidential counseling. Springboard provides homeownership preservation and foreclosure prevention counseling. Springboard also provides pre-bankruptcy counseling and debtor education.	Springboard Nonprofit Consumer Credit Management	On-going	H-3 H-3.2 H-1 H-4	Between July 2007 and November 2009 has offered solution to over 300,000 individuals and completed workouts plans for over 150,000 individuals in the Inland Empire.
					In 2008 more than 158,000 individuals benefited from the counseling services of this organization in the Inland Empire. In addition, Springboard opened the SHINE Center dedicated to Sustaining Homeownership in the Inland Empire.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-35	<p>Periodically provide and/or market Foreclosure Prevention Seminars similar to those held in the past that covered such topics as:</p> <ul style="list-style-type: none"> • Foreclosure rescue scams - What to look out for • Can my home be saved from foreclosure? • Where do I go from here - what are my options? • How should I talk to my lender? • Who can I trust? • How can I access available federal programs? 	Housing & Neighborhoods Development	On-going	<p>H-3 H-3.2 H-1 H-4</p>	The City co-sponsored a Community Workshop on Foreclosure Prevention held on Saturday, August 22, 2009 by the Fair Housing Council.

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-36	<p>The City of Riverside maintains more than a significant stock of rental housing affordable to seniors, families, and individuals earning lower incomes. The City is committed to preserving its stock of affordable housing, some which is at risk of conversion and/or needs significant renovation and improvement.</p> <p>As the City remains committed to preserving its affordable housing, the City will monitor the status of publicly subsidized affordable projects, provide technical and financial assistance where feasible, and consider appropriate actions should these projects become at imminent risk of conversion.</p>	Housing & Neighborhoods Development	Winter Quarter 2014	H-3 H-3.2	<p>In 2007, the RDA preserved 112 very low income senior units at the J.E. Wall Victoria Manor.</p> <p>On July 13, 2010, the City Council held a TEFRA hearing on behalf of Foundation for Affordable Housing Inc. for the acquisition and rehabilitation of the Highlander Point Apartments and approved the issuance of tax-exempt revenue bonds by CSCDA. Of the 132 apartment units, 27 will be restricted to very low income households.</p> <p>In 2013, the Sierra Woods Apartments has 186 affordable apartments that may convert to market rate. The City will work with the property owner and an affordable housing developer to provide technical and financial assistance if feasible.</p> <p>Future Actions:</p> <ul style="list-style-type: none"> • Monitor the status of at-risk projects to determine the need for preservation • Provide technical assistance and/or financial assistance to preserve properties as deemed feasible. • Continue working with Riverside Housing Development Corporation to rehabilitate the Indiana
	<div>Completed</div> <div>On-going</div>		<div>In Progress</div>		

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-37	Provide homeowner assistance to 3 very low, 26 low, and 24 moderate income households.	Housing & Neighborhoods Development	Winter Quarter 2014	H-3 H-3.2	Annually, the City/Agency anticipates funding 12 down payment assistance loans. From 2008 to 2011, the City has funded 24 Down Payment Assistance loans totaling \$1,057,088. The City has six prequalified applicants who are currently looking for a house to purchase.
Rental Assistance					
H-38	Continue to implement the City's mobile home park rent stabilization policy (Chapter 5.75 of the Municipal Code) to preserve the City's mobile home parks. The policy is updated on an annual basis. The rents may be increased in accordance with the Los Angeles-Riverside-Orange County Consumer Price Index for the twelve-month period ending August 31 st of the prior year. A public hearing is held in September to announce the allowed rental increase, if any.	Housing & Neighborhoods Development City Attorney Office	On-going	H-3 H-3.3	In addition to holding an annual public hearing, there is the opportunity for the ordinance to be reviewed to consider any improvements which could assist and improve its application to mobile home park issues.
H-39	Continue to participate and promote the Housing Authority of the County of Riverside rental assistance programs on the City's Housing & Neighborhoods Development's webpage. They offer programs to extremely low- to moderate-income renters, including the following: Housing Choice Voucher Program – The Section 8 rental voucher program provides rental assistance to help extremely low- to low-income families afford decent, safe, and sanitary rental housing.	Housing & Neighborhoods Development	On-going	H-3 H-3.3	See comments below.
		Housing Authority of the County of Riverside	On-going	H-3 H-3.3 H-4	The City of Riverside continues to refer property owners and tenants to the Section 8 program to assist with rental subsidy.

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	<p>Section 8 Project Based Moderate Rehabilitation Housing Assistance Programs – These Programs were developed to increase the number of affordable housing units to low-income families. Housing assistance is offered to eligible families who wish to live in privately owned multi-family developments that were upgraded or rehabilitated.</p> <p>Bond Financed Rental Housing – The Riverside County Housing Authority owns several bond financed multi-family rental housing developments in the City of Riverside.</p> <p>The Family Self-Sufficiency (FSS) Program – This is a program that assists families receiving federal rental assistance move to economic independence so they are free of any governmental assistance.</p>	<p>Housing Authority of the County of Riverside</p> <p>Housing Authority of the County of Riverside</p> <p>Housing Authority of the County of Riverside</p>	<p>On-going</p> <p>On-going</p> <p>On-going</p>	<p>H-3 H-3.3 H-4</p> <p>H-3 H-3.3 H-4</p> <p>H-3 H-3.3 H-4</p>	<p>The City of Riverside continues to refer property owners and tenants to the Section 8 program to assist with rental subsidy.</p> <p>The City of Riverside website refers interested parties to the Housing Authority website.</p> <p>The City of Riverside website refers interested parties to the Housing Authority website.</p>
H-40	Encourage rental property owners to register their units for participation in the Housing Authority of the County of Riverside rental assistance programs.	Housing & Neighborhoods Development	TBD	H-3 H-3.3 H-4	Housing staff will contact the Housing Authority of the County of Riverside to review the Section 8's marketing plan to identify how rental property owners in the City of Riverside are receiving information participate in the Section 8 Program.
H-41	Continue to maintain the list of affordable rental units on the Housing & Neighborhoods Development's website.	Housing & Neighborhoods Development Redevelopment Agency	On-going	H-3 H-3.3 H-4	Housing staff continue to update the City's and Agency's affordable housing inventory, which is accessible to the general public on the City's website.
H-42	Provide rental assistance to 120 extremely low-income families.	Housing & Neighborhoods Development	Winter Quarter 2014	H-3 H-3.3	From 2006 to 2009, 109 individuals received rental assistance to prevent homelessness.

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Preservation of Affordable Housing					
H-43	<p>Review the list of affordable projects throughout the City regularly to determine what projects may be “at risk” of losing their affordability covenants and then look into the feasibility of preserving these ‘at risk’ projects.</p> <p>The City will preserve affordability of the 112 unit-JE Wall Victoria Manor including 23 units affordable below 50% of the MFI and 88 units affordable at or below 60% of MFI with affordability covenants extended 55 years to 2026.</p> <p>The City will preserve affordability of the Indiana Apartments (now called Autumn Ridge Apartments) including 8 units affordable to extremely low income households, 9 units affordable to very low income households and 15 units affordable to moderate income households with a 55-year affordability covenant.</p> <p>The City remains committed to preserving its affordable housing and will continue to monitor the status of publicly subsidized affordable projects, provide technical and financial assistance where feasible, and consider appropriate actions should these projects become at imminent risk of conversion.</p>	Housing & Neighborhoods Development	On-going	<p>H-3</p> <p>H-3.4</p> <p>H-4</p>	<p>The City continues to review at-risk projects and the feasibility of preserving these units.</p> <p>These projects were preserved consistent with Government Code Section 65583.1 (Table H-26 on pages HTR 50 & 51 of the Housing Technical Report) and are counted as construction credits toward the City's 2006-2014 RHNA.</p>

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Collaborative Partnerships					
H-44	Continue to support Rebuilding Together Riverside (RTR), a leading nonprofit working to preserve affordable homeownership and revitalizing communities. They provide free rehabilitation and critical repairs to the homes of low-income Riversiders.	Rebuilding Together Riverside	On-going	H-3 H-3.5	RTR holds an annual Rebuilding Day event in April to perform minor rehabilitation on owner-occupied residential properties. To be eligible, a household's income cannot exceed 80% of Area Median Income. Annually RTR rehabilitates approximately five houses.
H-45	<p>Actively seek additional partnerships with for-profit and non-profit organizations to provide housing opportunities for low and moderate-income residents.</p> <p>The Redevelopment Agency and Housing Authority will enter into an Implementation and Cooperation Agreement for Affordable Housing to provide \$140 million dollars in Agency Housing funds over a 20 year period to fund affordable housing projects and programs and will Assign the Agency's residual receipts and program income from loans made from the Agency's Housing Fund to the Housing Authority to fund affordable housing projects and programs. <i>This Agreement was cancelled as a result of the elimination of Redevelopment.</i></p> <p>The Housing Authority will enter into a Professional Consultant Services Agreement with the Riverside Housing Development Corporation (RHDC) for \$3 million dollars per year for 20 years to fund homeowner rehabilitation and homebuyer programs. <i>This Agreement was cancelled as a result of the</i></p>	Housing & Neighborhoods Development	On-going	H-3 H-3.5 H-4	<p>The City of Riverside and Redevelopment Agency has partnered with RHDC, National CORE, Fair Housing Council of Riverside County, Mary Erickson Community Housing, TELACU, Habitat for Humanity, Neighborhood Housing Services of the Inland Empire, and the Housing Authority of the County of Riverside to provide affordable housing opportunities and supportive services for residents.</p> <p>The City will continue its partnership with RHDC to acquire and rehabilitate the remaining Indiana Avenue Fourplexes that are owned by numerous property owners.</p> <p>The City of Riverside will hold Tax Equity and Fiscal Responsibility Act (TEFRA) hearings to allow the public to comment on projects requesting tax-exempt revenue bonds from the California Statewide Community Development Authority (CSCDA) and approve the issuance of such bonds.</p> <p>On July 13, 2010, the City Council held a TEFRA hearing on behalf of Foundation for Affordable Housing Inc. for the acquisition and rehabilitation of the Highlander Point Apartments and approved the issuance of tax-exempt revenue bonds by CSCDA. Of the 132 apartment units, 27 will be restricted to very low income households.</p> <p>Prior to the end of each fiscal year, the City will invite developers to submit proposals for affordable housing projects. Based on funding availability, the City will contribute HOME and Redevelopment housing funds for affordable housing projects.</p>

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	<i>elimination of Redevelopment.</i>				
Senior Housing					
H-46	Continue to support the Mayor's Commission on Aging whose mission is to "... enhance the quality of life for seniors in our community. We study local senior issues to learn about current programs, define future needs, and reference Best Practices. We then make recommendations to the Mayor and City Council on ways we think the City of Riverside can maintain and improve its status as a Senior-Friendly Community."	Mayor's Office	On-going	H-4 H-4.1	The Mayor's Office will continue to support this Commission providing agendas, staff reports and minutes.
H-47	Continue to pursue the 10 recommendations of the "Seniors' Housing Task Force Report" approved by City Council on October 26, 2004 that are on-going including:	Housing & Neighborhoods Development	On-going	H-4 H-4.1	See comments below.
	Recommendation #1 – Make Seniors Housing a priority in the Housing Element (HE) of the General Plan.	Planning Division Housing & Neighborhoods Development	On-going With the Certification of each new HE	H-4 H-4.1	Senior Housing continues to be a priority of the Housing Element as noted by the emphasis placed in this recent Housing Element update for the RHNA Cycle 2006 – 2014 where Objective H-4 has been dedicated to the topic.
	Recommendation #2 – Create a Seniors' Housing category in the Zoning Code. The Zoning Code shall include standards for senior housing.	Planning Division Housing & Neighborhoods Development	Last Quarter 2012	H-4 H-4.1	The creation of a Seniors' Housing category in the Zoning Code was explored and it was determined that this category was not appropriate; rather the creation of development standards for Senior Housing to encourage the construction of senior housing in a variety of locations would be more appropriate. This case has been assigned and is currently being processed by the Planning Division.

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HOUSING ELEMENT

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	Recommendation #5 – Generate Creative Sources of Financing. Although there are several funding sources available like tax credits and HUD 202 loans there are two additional sources that have not been addressed. These sources are the inclusionary housing ordinance noted in Recommendation #4 and the funds available from HUD to faith based organizations (FBO's) for the development of senior housing. Most FBO's do not have the capacity to apply for the funding and to construct senior projects. Housing & Neighborhoods Development shall work with FBO's to build capacity to successfully apply for the funding.	Housing & Neighborhoods Development	On-going	H-4 H-4.1	Housing staff will establish relationships with FBOs to provide capacity buildings for the development of affordable senior housing units.
	Recommendation #6 – Exploit Economic Opportunities. Many of the funding sources for Seniors Housing construction understand that seniors buy in their own neighborhoods. This is the reason the funding sources require developments to be within a very small radius of amenities (i.e., shopping, medical, etc.). Housing & Neighborhoods Development will not only make an effort to encourage more senior housing opportunities, but to encourage these developments within each neighborhood and for every demographic and the needs of the senior population.	Housing & Neighborhoods Development	On-going	H-4 H-4.1	The Housing & Neighborhoods staff will continue to encourage the development of senior housing in neighborhoods that have amenities in close proximity.

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	Recommendation #7 – Take a competitive approach. This is a general statement encouraging timely action on completing the recommendations of the Seniors’ Housing Task Force Report.	Housing & Neighborhoods Development	On-going	H-4 H-4.1	Housing staff anticipates completing the recommendations identified in the Senior’s Housing Task Force Report by 2014.
	Recommendation #10 – Recommend Universal standards in new construction. (See Tool H-30)	Planning Division	Last Quarter 2014	H-4 H-4.1 H-2	See the response to Tool H-30.
Family Housing					
H-48	Actively seek additional partnerships with service organizations to provide supportive services for residents.	Housing & Neighborhoods Development	On-going	H-4 H-4.2	The City of Riverside has partnered with RHDC, National CORE, Fair Housing Council of Riverside County, Mary Erickson Community Housing, TELACU, Habitat for Humanity, Neighborhood Housing Services of the Inland Empire, and the Housing Authority of the County of Riverside to provide affordable housing opportunities and supportive services for residents.
H-49	Continue to implement the Density Bonus provisions of the Zoning Code for projects providing affordable housing units.	Planning Division	On-going	H-4 H-4.2	The City routinely works with developers interested in taking advantage of this provision.
H-50	Continue to permit second units in compliance with the Zoning Code as a means of providing affordable units throughout the City.	Planning Division	On-going	H-4 H-4.2	As part of the General Plan 2025, these standards of the old Zoning Code were transferred into the new Zoning Code as Chapter 19.525 and permitted in the RE and R-1 Zones.

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H-51	<p>Continue providing fair housing services and publicize these efforts. Prepare an update to the Analysis of Impediments (AI) to Fair Housing in time for the submission of the Consolidated Plan.</p> <p>The Fair Housing Council of Riverside County has provided a comprehensive fair housing program to further equal housing opportunity for all residents and households in the City of Riverside. The mission of the Fair Housing Council is to provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons without regard to race, color, national origin, religion, sex, familial status, presence of children, disability, ancestry, marital status, or other arbitrary factors.</p> <p>Staff will review the current Zoning Code definition of 'Family' for consistency with the State fair housing law and amend the Zoning Code definition as needed to comply with state fair housing law.</p>	<p>Housing & Neighborhoods Development</p> <p>Fair Housing Council of Riverside County</p> <p>Housing & Neighborhoods Development</p> <p>Planning Division</p>	<p>May 2010</p> <p>Ongoing</p> <p>Completed February 2012</p>	<p>H-4 H-4.2</p>	<p>Staff included the AI in the 2010/2015 five-year Consolidated Plan. The Plan was adopted by the City Council on April 13, 2010.</p> <p>Since 2006, Fair Housing has assisted households with addressing the following housing issues:</p> <p>Housing Discrimination = 451 households Landlord/Tenant issues = 12,053 households</p> <p>Fair Housing also provides Foreclosure Prevention Counseling to help homeowners keep their home. Fair Housing counseled over 760 Riverside residents at a cost per client of \$311 (national average is \$431). Counselors spent an average of 5 hours per client and engaged homeowners in multiple levels of foreclosure prevention services. Approximately 3,800 hours were spent counseling homeowners facing foreclosure.</p> <p>The amendment was adopted by City Council on February 7, 2012 and became effective 30-days after adoption.</p>
Educational Housing					
H-52	Facilitate and encourage the development of student housing oriented to the local universities and college campuses.	<p>Housing & Neighborhoods Development</p> <p>Planning Division</p>	On-going	H-4 H-4.3	City staff continues to coordinate with private developers, UCR and other schools to encourage quality student housing in appropriate locations. One example is the recent City Council approval to "double-up" units in three separate student housing projects near UCR.
Housing for Homeless People (Extremely Low-Income Population)					

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Tool	Description	Responsible Agency	Time Frame	Related General Plan Objectives and Policies	Progress
H-53	Continue to aggressively pursue the 30 action-based strategies of the "Riverside Community Broad-Based Homeless Action Plan" approved by City Council in June of 2003 that are on-going action items including:.	Housing & Neighborhoods Development	On-going	H-4 H-4.4	Since the adoption of the Riverside Community Broad-Based Homeless Action Plan, the City has aggressively pursued implementation of 30 action-based strategies within the plan including hiring a Homeless Services Coordinator, and homeless street outreach workers, opening a new Emergency Shelter, developing a homeless service Access Center, expanding funding for community-based service agencies, identifying new funding for homeless prevention strategies, strengthening collaboration with faith-based service providers and creating more affordable housing opportunities targeted to homeless populations.
H-54	Aggressively work to address homelessness in the community in partnership with a wide-range of non-profit organizations, social service agencies, faith-based institutions and others working together to end homelessness in the community through such programs as:	Housing & Neighborhoods Development	On-going	H-4 H-4.4	The City of Riverside continues to work with in partnership with a wide-range of over 50 non-profit organizations, social service agencies, faith-based institutions and others working together to end homelessness in the community through the City-sponsored Riverside Homeless Care Network.
	Annual Riverside Project Homeless Connect - Continue to provide Project Homeless Connect on an annual basis. Project Homeless Connect is an effort to assist homeless individuals and families on the road to self-sufficiency by providing a concentration of services including medical, behavioral health, housing, employment, financial assistance, veteran's, identification and personal care in a consumer-centric one-stop setting.	Housing & Neighborhoods Development	First Quarter 2010	H-4 H-4.4	The City of Riverside has sponsored four Project Homeless Connect events since 2006 providing over 1500 homeless individuals and families with direct access to a wide-range of housing and supportive services in a one-day, one-stop setting including housing, employment, medical care, behavioral health, public benefits, education, veteran's services, pet care and more.

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	<p>City of Riverside Homeless Prevention and Rapid Re-Housing Program (HPRP) – Continue to provide financial assistance to those who qualify through this program. This program provides temporary financial assistance and services to either prevent individuals and/or families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized.</p> <p>Homeless Street Outreach Program – The City of Riverside Homeless Street Outreach Team will continue to provide daily mobile outreach and client service engagement focused on the “hardest-to-reach” and “service-resistant” populations on the streets, in service venues, and other locations where they can be found.</p> <p>Housing First Initiative/Tenant-Based Rental Assistance Program (TBRA) – The Housing Authority of County of Riverside will continue to implement the TBRA program. This provides eligible homeless individuals and families as well as those at-risk to homelessness in Riverside with short-term rental subsidies coupled with home-based case management.</p> <p>Permanent Supportive Housing Program – Continue the operation of the two, eight unit permanent supportive housing projects the City acquired through the HUD Continuum of Care Supportive Housing Program (SHP) which supported the acquisition, development and operations of the housing projects.</p>	<p>Housing & Neighborhoods Development</p> <p>Housing & Neighborhoods Development</p> <p>Housing Authority of County of Riverside</p> <p>Housing & Neighborhoods Development</p>	<p>On-going</p> <p>On-going</p> <p>On-going</p> <p>On-going</p>	<p>H-4 H-4.4</p> <p>H-4 H-4.4</p> <p>H-4 H-4.4</p> <p>H-4 H-4.4</p>	<p>The City of Riverside was awarded over \$1.3 million in federal ARRA funding in 2009 for up to three-years to implement the Homeless Prevention and Rapid Re-Housing Program (HPRP). The City is utilizing HPRP funding to provide low-income households experiencing a housing emergency with financial assistance to prevent homelessness and facilitate rapid re-housing for those who become homeless including payment of rental arrears, housing relocation assistance, and/or short-term rental subsidies coupled with case management to facilitate housing stabilization.</p> <p>The City of Riverside Homeless Street Outreach Team has assisted over 1500 homeless individuals since 2006 with crisis intervention, shelter and housing linkage and social service connections needed to exit life on the streets and achieve housing stability and self-sufficiency.</p> <p>The City of Riverside has provided over 100 homeless and at-risk households with short- and medium-term rental assistance coupled with case management services through the Housing First/Tenant-Based Rental Assistance program since 2006.</p> <p>The City of Riverside continues to provide permanent supportive housing to chronically homeless individuals and other homeless persons with disabling conditions through two HUD funded supportive housing projects.</p>

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	Riverside Homeless Care Network – Continue the monthly meetings of the City-sponsored Riverside Homeless Care Network to facilitate effective communication, coordination, and collaboration of over 50 organizations, including nonprofit service providers, municipal service agencies, law enforcement, and faith-based institutions.	Housing & Neighborhoods Development	On-going	H-4 H-4.4	The City of Riverside continues to sponsor monthly meetings of the Riverside Homeless Care Network in order to facilitate effective communication, coordination, and collaboration of over 50 community-based organizations, including nonprofit service providers, municipal service agencies, law enforcement, and faith-based institutions.
	Annual Funding for Social Service Providers – The City Council will continue to annually allocate funding to local agencies providing a range of services to homeless and those at-risk of becoming homeless.	City Council	Spring Quarter of Each Year	H-4 H-4.4	The Riverside City Council continues to allocate over \$500,000 annually in HUD federal entitlement funding to local community-based agencies providing a range of supportive services to homeless people and those at-risk of becoming homeless.
	Community Foundation Fund to Support the City's Homeless Strategy – Staff will continue to work on avenues to look beyond government resources and strategically tap into support from the private sector and the community at-large through a Donor Advised Fund with The Community Foundation to help support the city's homeless strategy.	Housing & Neighborhoods Development	On-going	H-4 H-4.4	In 2009, the City of Riverside established the "Riverside Ending Homelessness Fund" with The Community Foundation to provide an avenue for private sector entities and the community at-large to provide support to the City's efforts to eradicate homelessness.
	Access Riverside – Continue to operate and expand Access Riverside the centralized environment of housing and supportive services designed to assist homeless individuals and families to address their issues and achieve housing stability.	Housing & Neighborhoods Development	On-going	H-4 H-4.4	The City of Riverside continues to support the development and operations of a centralized multi-service environment providing homeless individuals and those at-risk to becoming homeless with a wide-range of shelter, housing and supportive services necessary to exit life on the streets and achieve housing stability.
	Path of Life Ministries – Continue to support Emergency and Family Shelter services provided by Path of Life Ministries in the City of Riverside.	Housing & Neighborhoods Development	On-going	H-4 H-4.4	The City of Riverside continues to provide financial and other support to Path of Life Ministries in their operation of two emergency shelter facilities in the city. Since 2006, Path of Life Ministries has provided over 100,000 bed nights, including meal service, to homeless individuals in the City of Riverside.

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H-55	Continue to support the Building Industry Association's (BIA) program HomeAid Inland Empire. HomeAid is a leading national non-profit provider of housing for today's homeless. The organization builds and renovates multi-unit shelters for the temporarily homeless families and individuals, many of whom are children, while they rebuild their lives.	BIA Inland Empire	On-going	H-4 H-4.4	The Inland Empire regional chapter of HomeAid continues to grow with 5 projects currently under development.
H-56	Process an amendment to the Zoning Code (Title 19) to permit supportive and transitional housing in all zones where residential uses are permitted pursuant to the requirements of SB 2.	Planning Division	Within 1 year of certification of the Housing Element	H-4 H-4.4	The Planning Division will initiate an amendment to the Zoning Code to permit supportive and transitional housing in all zones where residential uses are permitted in compliance with SB 2.
Housing for People with Disabilities					
H-57	Continue to support the Mayor's Model Deaf Community Committee which promotes unity between Riverside's deaf and hearing community, promoting access, advocacy, education and inclusion.	Mayor's Office	On-going	H-4 H-4.5	The Model Deaf Community Committee meets monthly at City Hall, 10 months of the year, to discuss issues of interest of the deaf and hard-of-hearing community and to propose or host activities that raise awareness of the deaf and promote programs that encourage inclusion and interaction in the life of the City.
H-58	Continue to support the Commission on Disabilities whose members advise the Mayor and City Council on all matters affecting persons with disabilities in the community. The Commission reviews community policies, programs, and actions that affect persons with disabilities and make appropriate recommendations to the City Council.	General Services Department City Attorney Office	On-going	H-4 H-4.5	The General Services Division will continue to support the Mayor's Commission on Disabilities.

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H-59	Continue to provide expert analysis of the disabled access requirements of the Building Code during the plan review process so that developers will have clear directions on how to construct their projects. Such expert analysis, provided early in the development process will limit conflicts in the field during construction, saving the developer time, money, and resources by avoiding unnecessary changes.	Building Division Planning Division	On-going	H-4 H-4.5	The Building Division will continue to provide this service through the Plan check process.

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